



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, SEPTEMBER 23, 2015
12:00 PM
ALHAMBRA HEADQUARTERS
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1501**

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1. Call to Order

2. Roll Call

James Brooks, Chair
Michelle-Lynn Gallego, Vice Chair
Alma Cibrian Reza
Gesele McBroom-Marsh
Henry Porter Jr.
Joelene Tapia
Margaret Mott
Mary Canoy
Ruth Feinberg
Val Lerch
Zella Knight

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of August 26, 2015.

4. Report of the Executive Director

5. Presentations

- Community Policing and Team Building Training - Housing Authority of New Orleans, August 17-20, 2015, Betsy Lindsay
- Family Self-Sufficiency (FSS) Graduate – Lavene Mays

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

7. Amendment to Elevator Maintenance Services Contract (All Districts)

Recommend that the Board of Commissioners authorize the Executive Director or his designee to amend the contract with Amtech Elevator Services, to increase the annual amount by \$100,000 per year, to a total of \$200,000 per year, for elevator maintenance services for the Housing Authority; recommend that the Board of Commissioners authorize the Executive Director or his designee to further amend the contract with Amtech Elevator Services, to modify the scope of work, to increase the annual compensation by up to \$20,000 (10%) as needed for unforeseen costs, and if necessary, to terminate the contract; recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for one additional year, at the same annual cost of \$200,000 plus 10% contingency, using funds to be approved through the annual budget process; recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$120,000 into the Housing Authority's approved Fiscal Year 2015-2016 budget for this purpose; recommend that the Board of Commissioners find that the approval of an amendment to the existing contract for elevator maintenance services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

8. Approve a Supplemental Law Enforcement Services Intergovernmental Agreement with the City of Long Beach (District 4)

Recommend that the Board of Commissioners find that the recommended actions do not constitute a project pursuant to the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project; recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate an Intergovernmental Agreement with the City of Long Beach, acting by and through the Long Beach Police Department (LBPD), to provide supplemental law enforcement services at the Carmelitos public housing development effective July 1, 2015 through June 30, 2016, in a total amount not to exceed \$360,000, using Public Housing Program funds; recommend that the Board of Commissioners authorize the Executive Director or his designee to extend the term of the Intergovernmental Agreement by up to four additional years, in one-year increments, at the same annual cost of \$360,000; recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to execute amendments to the Intergovernmental Agreement, following approval as to form by County Counsel, to increase the compensation by up to \$36,000 per year, using the same source of funds, and to make other non-monetary changes as needed.

9. Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (HACoLA)

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, August 26, 2015.

The meeting was convened at HACoLA Headquarters, 700 W. Main St., Alhambra, CA 91801.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Housing Commissioner Chair, Brooks, at 12:08 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
James Brooks, Chair	X	
Michelle-Lynn Gallego, Vice Chair		X
Alma Cibrian Reza	X	
Gesele McBroom-Marsh	X	
Henry Porter	X	
Joelene Tapia	X	
Margaret Mott	X	
Mary Canoy	X	
Ruth Feinberg	X	
Val Lerch	X	
Zella Knight	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhan, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Lerch, the Minutes of the Regular Meeting of June 24, 2015 were approved. Commissioners Cibrian Reza, Knight, McBroom-Marsh, Tapia, Canoy and Feinberg abstained.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas, welcomed each of the new Housing Commissioners and reported the following:

On July 18, 2015, the Westknoll senior housing development in West Hollywood received damage to the building roof due to a rainstorm. This issue was compounded by a problem with asbestos abatement. 70 units were damaged and the building was evacuated. Staff assisted with the resident relocation to a local shelter, then to a hotel.

Currently some of the residents are in a Burbank hotel, some took stipends, and others are in convalescent homes.

Mr. Salas explained that we were well prepared during this experience with coordinating efforts with the city of West Hollywood and with documenting specific losses. Being cognizant of our senior residents frail conditions and special services needs were lessons learned. Staff responded well and a commendation for their efforts is in order.

Mr. Salas reported successful "Back-To-School Jams" events at the South Scattered Sites (SSS), Harbor Hills, Carmelitos and Maravilla housing sites. Congressman Rosenthal and Congresswoman Waters visited two of the sites during the backpack giveaways.

Mr. Salas reported that the U.S. Department of Housing and Urban Development (HUD) recently opened a comment period on the 2015 Administrative Fee Study for the Housing Choice Voucher (HCV) Program. HUD provides funding to over 2,300 Public Housing Agencies (PHAs) to administer more than 2.1 million HCVs nationwide, using a formula that was established by statute in 1998 to apply from 1999 forward, and which currently uses a calculation based primarily on the formulation of Fair Market Rents (FMR) from Fiscal Years 1993 or 1994.

HUD seeks public comment on the variables identified by the study as impacting administrative fee costs, how HUD might use these study findings to develop a new administrative fee formula, and any other issues that may arise with the development and implementation of a new administrative fee formula. (See Attachment AA).

Mr. Salas explained that the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HCV rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA Medical Centers and community-based outreach clinics.

HUD, in consultation with the VA, expected to consider waivers to use different payment standard for the VASH program. HUD didn't approve other requests including income documentation not expiring after 60 days and eliminating the hierarchy of income verification. They did approve our request to have a separate payment standard for VASH up to 110% of our Fair Market Rents.

Mr. Salas explained that on July 28, 2015, we reached a settlement agreement with the Department of Justice (DOJ) on the Antelope Valley case. Part of the agreement requires acknowledgement of a new policy from key individuals. It also includes the prohibition to enter into Memos of Understandings with other cities. We are currently providing training for key staff members and posting policies and notifications to clients. Ms. Mona Vega has been named the Housing Authority's Fair Housing Officer.

Mr. Salas explained that the National Association of Counties (NACo) awards program is a non-competitive program that recognizes innovative county government programs in a variety of categories. The Housing Authority won 4 awards for their Scholarship Program, Maintenance Safety Program, Implementation of Mobile Tablets to the Maintenance Program and Job Order Contracting (JOC) for modernization.

Agenda Item No. 5 - Presentations

- Programs Overview – Margarita Lares, Director, Assisted Housing Division
- Family Self Sufficiency (FSS) Graduate - Calisha Markray

Agenda Item No. 6 - Public Comments

None.

Regular Agenda

On motion by Commissioner Porter, seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

ACCEPT A \$226,672 CAPITAL FUND EMERGENCY SAFETY AND SECURITY
GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (DISTRICT 2)
AGENDA ITEM NO. 7

1. Concur with the Board of Commissioners' authorization for the Executive Director to accept and incorporate up to \$226,672 in Capital Fund Emergency Safety and Security grant into the Housing Authority's approved Fiscal Year 2015-2016 budget and to take any and all related actions necessary to receive and expend these funds from HUD.
2. Concur with the Board of Commissioners' finding that the acceptance and incorporation of these funds is exempt from the provisions of the California Environmental Quality Act (CEQA) because the action does not have the potential for causing a significant effect on the environment.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Feinberg noted that this was a wonderful experience and she has a couple of things in mind that she would like to propose, that she thinks will be beneficial, once she "gets her feet wet". She enjoyed the presentations.

Commissioner McBroom-Marsh explained that she also wanted to "get her feet wet" and see all that was going on, and comment more at a later meeting.

Commissioner Cibrian Reza thanked the new Commissioners for joining the Commission and to get new perspective around the table. She thanked staff for their efforts. She noted that it was good to hear the Westknoll seniors were back together at their housing development and she liked the impact of the "back-to-school" jam.

Commissioner Porter welcomed each new Housing Commissioner and noted that this was a historical time; having a full complement of Housing Commissioners bringing a new perspective to the table. He requested an update on the Congresswoman Waters opposing the waiver on the number of Tenant Commissioners on the board and an update on the body that was found at the Harbor Hills Housing Development in early July 2015. He shared that he had noticed the grass replacement at the Big Normandie apartments with drought resistant lawns. Also, he suggested a publication educating residents with tips on water conservation during this drought.

Commissioner Canoy was grateful to be here and thanked the Deputy Executive Director for choosing her for the position and giving her this opportunity. She noted that she wants to contribute and give back to the community.

Commissioner Tapia thanked all for having her here as Tenant Commissioner and noted that she was grateful for all the Executive Office and Assisted Housing staff for meeting their goals.

Commissioner Mott welcomed the new Commissioners and noted that it was nice to see all the new faces and was grateful for our amazing organization.

Commissioner Knight stated that the FSS program epitomizes what the concept of service really means. Seeing families in a crisis mode and still maintaining without chaos; our great partnerships and team efforts showing what this organization represents. She noted that Congresswoman Waters maintains a great respect in regard to this organization and took a lot back when she attended the Back-to-School" Jam.

Commissioner Lerch welcomed the new Commissioners and noted that it was a great honor to sit on this board and make decisions that affect six thousand people in their homes and their family lives. He also thanked staff.

Commissioner Brooks agreed that water conservation training is an excellent and timely suggestion. He noted that with all of the presentations and awards received; everyone is doing excellent work and he is very proud with being involved. It's very refreshing to see the accomplishments. He thanked staff for such an amazing job.

On Motion by Commissioner Porter, seconded by Commissioner Lerch, the Regular Meeting of August 26, 2015 was adjourned at 1:41 p.m.

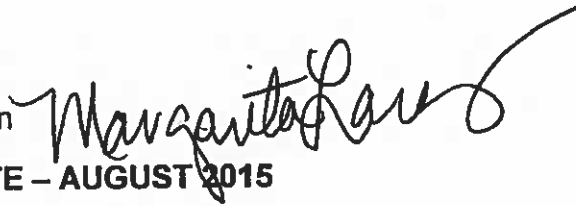
Respectfully submitted,


SEAN ROGAN
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles**FOR YOUR INFORMATION ONLY**

September 23, 2015

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing DivisionRE: **FSS PROGRAM UPDATE – AUGUST 2015**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	540	As of August 1, 2015
NEW ENROLLMENTS	6	FSS participants enrolled
CONTRACTS EXPIRED	6	FSS contracts expired
DIRECT ASSISTANCE REFERRALS	548 11 549 128 77 140 548 1 59 126 142	Workforce centers Home Ownership Program/seminars/workshops Job referrals Educational/vocational services Credit repair services Financial literacy Work Source/Job Fairs Transportation assistance Health & food services Other social services Youth services
OUTREACH & COMMUNITY EVENT	4 1 1	Back to School Jam at: Carmelitos, Harbor Hill, Nueva Maravilla & Scatter Sites Co-hosted Financial Literacy Workshop on Individual Deposit Accounts FSS Presentation at the Office of Samoan Affairs (OSA)
GRADUATIONS	2	Graduates
Pending Graduations	2	Requests to graduate received

If you have any questions, please feel free to contact me at (626) 586-1670.

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.



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Executive Director

September 23, 2015

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AMENDMENT TO ELEVATOR MAINTENANCE SERVICES CONTRACT
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of an amendment to the Housing Authority's existing contract with Amtech Elevator Services, to increase the annual amount from \$100,000 per year to a total of \$200,000 per year for elevator maintenance services for the Housing Authority.

IT IS RECOMMENDED THAT THE COMMISSION:

1. Recommend that the Board of Commissioners authorize the Executive Director or his designee to amend the contract with Amtech Elevator Services, to increase the annual amount by \$100,000 per year, to a total of \$200,000 per year, for elevator maintenance services for the Housing Authority.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to further amend the contract with Amtech Elevator Services, to modify the scope of work, to increase the annual compensation by up to \$20,000 (10%) as needed for unforeseen costs, and if necessary, to terminate the contract.
3. Recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for one additional year, at the same annual cost of \$200,000 plus 10% contingency, using funds to be approved through the annual budget process.

4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$120,000 into the Housing Authority's approved Fiscal Year 2015-2016 budget for this purpose.
5. Recommend that the Board of Commissioners find that the approval of an amendment to the existing contract for elevator maintenance services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On December 1, 2013, the Housing Authority entered into a one-year contract with Superior Alliance Elevator for elevator maintenance services, with the option to extend up to two additional years. On April 1, 2015 the Housing Authority agreed to allow Superior Alliance Elevator to assign their contractual rights and responsibilities to Amtech Elevator Services. The contract did not require Board approval at the time because it was within the Executive Director's delegated authority of \$100,000. The Housing Authority is seeking authority to increase the aggregate amount of the contract by \$100,000 to a total of \$200,000 annually.

All the original warranties for the newly rehabilitated elevators have recently expired. Therefore, as needed and regular routine maintenance that were covered under the warranties will now be provided by Amtech Elevator Services.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The additional \$100,000 for the remainder of the second year of the contract will be comprised of Conventional Public Housing Program funds to be incorporated into the Housing Authority's approved Fiscal Year 2015-2016 budget as needed.

If extended, the third year of the contract will remain at the same annual cost of \$200,000, using funds to be requested through the Housing Authority's annual budget process.

A 10% contingency, in the amount of \$20,000 per year, is also being requested for any unforeseen services as needed, using the same source of funds described above.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Amtech Elevator Services will provide monthly standardized elevator maintenance and as needed services for 35 elevators located at 14 senior public housing developments within the County of Los Angeles. The additional funds in the Contract will allow the

Housing Authority to continue providing safe and functioning elevators at the 14 senior public housing developments.

The proposed services are being primarily federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Amtech Elevator Services must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

As this is an amendment to the existing contract, no additional procurement is required.

On September 20, 2013, a Request for Proposals (RFP) process was initiated to identify elevator maintenance service providers. The Housing Authority's vendor list was used to email notices to 17 vendors and an announcement was also posted in the County's WebVen website. A copy of the RFP was posted on the Housing Authority's website.

Three proposals were received by the submission deadline of October 7, 2013. One of the three proposals was determined non-responsive. The non-responsive bidder did not follow the format delineated in the Request for Proposals Package. A review of the non-responsive proposal revealed that eight of the sections under the business proposal format were not met.

Two proposals were reviewed by a panel of three Housing Authority representatives. Each proposer provided a cost for each job classification and was ranked according to the evaluation criteria established in the Solicitation Package. After reviewing all proposals, the Housing Authority awarded the contract to Superior Alliance Elevator, the highest ranked proposer.

The Summary of Outreach Activities is provided as Attachment A.

Honorable Housing Commissioners
September 23, 2015
Page 4

IMPACT ON CURRENT PROJECT SERVICES

The proposed amendment to the Contract will allow the Housing Authority to continue providing safe and functioning elevators at the 14 senior public housing developments.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean Rogan", with a horizontal line extending to the right.

SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Elevator Maintenance Services

Beginning on September 20, 2013, the following outreach was initiated to identify qualified contractors to provide elevator maintenance services to the Housing Authority.

A. **Announcement**

The solicitation Notice was posted on the Housing Authority's website and the County WebVen for 17 days.

B. **Distribution of Notices**

The Housing Authority's vendor list was used to email out notices to seventeen vendors. The solicitation package was downloaded 31 times.

C. **Proposal Results**

On October 7, 2013, 3 proposals were received. One proposal was determined non responsive and was not considered for further review. Two proposals were forwarded to the three-member evaluation committee for further review. The evaluation committee used the "informed averaged" scoring methodology using a 1,000 points system as established in the solicitation package. The evaluation criteria consisted of qualifications (experience, background, references, etc.), approach to providing the services, quality control, Section 3 and costs. The final evaluation results are as follows:

	Evaluation/Final Rankings Score
Superior Alliance Elevator	784
Ascent Elevator Services	720

Based on the above information, adherence to current procurement requirements, and our review of available documents to date, it is recommended that Superior Alliance elevator be awarded a contract for Elevator Maintenance Services.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Superior Alliance Elevator	Non-Minority	Total: 10
		1 (10%) Minorities

6 (60%) Non-Minority
3 (30%) Women

E. Minority/Women Participation – Firm Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Ascent Elevator Services	Non-Minority	Total: 30 11 (37%) Minorities 17 (57%) Non-Minority 2 (07%) Women

The Housing Authority conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of Contracts is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.



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Executive Director

September 23, 2015

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**APPROVE A SUPPLEMENTAL LAW ENFORCEMENT SERVICES
INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LONG BEACH
(DISTRICT 4)**

SUBJECT

This letter recommends approval of an Intergovernmental Agreement with the City of Long Beach, acting by and through the Long Beach Police Department, to provide supplemental law enforcement services at the Carmelitos public housing development located at 1000 Via Wanda in the City of Long Beach.

IT IS RECOMMENDED THAT THE COMMISSION:

1. Recommend that the Board of Commissioners find that the recommended actions do not constitute a project pursuant to the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate an Intergovernmental Agreement with the City of Long Beach, acting by and through the Long Beach Police Department (LBPD), to provide supplemental law enforcement services at the Carmelitos public housing development effective July 1, 2015 through June 30, 2016, in a total amount not to exceed \$360,000, using Public Housing Program funds.

3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to extend the term of the Intergovernmental Agreement by up to four additional years, in one-year increments, at the same annual cost of \$360,000.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to execute amendments to the Intergovernmental Agreement, following approval as to form by County Counsel, to increase the compensation by up to \$36,000 per year, using the same source of funds, and to make other non-monetary changes as needed.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve an Intergovernmental Agreement with the City of Long Beach, acting by and through the LBPD, for the continuation of supplemental law enforcement services at the Carmelitos public housing development to address illegal drug and gang activity and other security needs.

FISCAL IMPACT/FINANCING

The \$360,000 for the initial 12 months is included in the Housing Authority's approved Fiscal Year 2015-2016 budget.

A 10% contingency in the amount of \$36,000 per year is also being set aside for unforeseen costs and/or criminal activity, using the same source of funds.

The maximum amount for the Intergovernmental Agreement with four additional one-year options, if fully extended, will not exceed \$1,980,000, including the 10% contingency.

FACTS AND PROVISIONAL/LEGAL REQUIREMENTS

The Intergovernmental Agreement will provide supplemental law enforcement services for the Carmelitos public housing development. The Carmelitos public housing development consists of 713 units, of which 558 are family units and 155 are senior units. In June 1994, your Board approved a three-year contract, which retained the services of the City of Long Beach, acting through the LBPD, for supplemental law enforcement services at the Carmelitos public housing development. The LBPD was subsequently awarded five additional contracts for supplemental law enforcement services.

Services provided under this Intergovernmental Agreement will include: identifying persons involved in drug, gang and other criminal activity; developing and implementing strategies to address crime; patrol of the Carmelitos public housing development by car, bike and on foot; continuation of a community policing program with residents; issuing parking and traffic citations; conducting regular, special, and undercover investigations; conducting felony and misdemeanor arrests; preparing and submitting daily and monthly reports to Housing Authority management; implementing crime prevention and intervention programs, and attending monthly Anti-Drug/Gang Task Force meetings and other meetings as requested by the Housing Authority. Services will be performed by two officers, each working 40 hours per week.

The services are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, the City of Long Beach acting by and through the LBPd, will commit to hire Section 3 qualified residents at least 30-percent aggregate new hire positions; and/or subcontractor 25-percent or more of the contract amount to Section 3 qualified business concerns. The Housing and Community Development Act of 1968, as amended, requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Intergovernmental Agreement has been approved as to form by County Counsel and executed by all parties. On June 2, 2015, the City of Long Beach City Council approved the Intergovernmental Agreement.

ENVIRONMENTAL DOCUMENTATION

These services are excluded from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations (CFR), Part 58, Section 58.35 (b)(3), because they involve activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060 (c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

As authorized by Title 24 CFR 85.36 (b)(5) and outlined in the Housing Authority's procurement policies, the Housing Authority may enter into an intergovernmental agreement with another government agency to procure common goods and services.

Honorable Housing Commissioners
September 23, 2015
Page 4

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Intergovernmental Agreement will provide supplemental law enforcement services at the Carmelitos public housing development in order to ensure the safety of the residents.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean Rogan", with a horizontal line extending to the right.

SEAN ROGAN
Executive Director

Congress of the United States
Washington, DC 20515

September 2, 2015

The Honorable Julián Castro
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Secretary Castro:

We write to express our strong concerns regarding the Department of Housing and Urban Development's (HUD) proposed new Housing Choice Voucher (HVC) Administrative Fee formula. Under this new formula, many of the public housing authorities (PHAs) based in our congressional districts would see drastic cuts that would hinder their ability to serve our constituents.

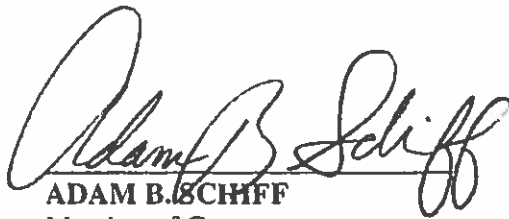
We believe that the statistical explanation provided in HUD's study, which describes only 63 percent of the costs associated with the operation of the PHAs studied, insufficiently reflects the full range of costs faced by PHAs. Specifically, the formula leaves out critical activities that are performed by PHAs including serving senior households, homeless households, providing portable vouchers, and administering special voucher programs such as HUD-Veterans Affairs Supportive Housing (HUD-VASH). In addition, we are concerned that the formula undervalues the PHAs' fee eligibility due to cost saving measures that many of the PHAs undertook during the period of study, and does not adequately take into account turnover or new admission voucher success rates.


The proposed fee formula will disproportionately hurt urban areas with higher costs-of-living. In California alone, 39 PHAs would receive reduced funding; this represents 28 percent of all declining PHAs in the United States (excluding the territories).

We ask that HUD further study its proposed formula, taking into account the comments the agency will receive from the PHAs across the country. Specifically, HUD should develop a formula that more accurately considers all administrative costs associated with PHAs and does not discount the effects of high cost-of-living and rental markets on PHA expenses. Additionally, we are concerned that the current January 1, 2017 deadline to implement the new administrative fee is not practically achievable and ask that the agency take adequate time to ensure that its administrative fee formula accurately reflects the costs associated with managing a PHA.

PHAs provide a valuable asset to the thousands of communities across America. We ask that you work to ensure these organizations are adequately equipped to address the needs of our constituents. Thank you and we look forward to working with you on this important issue.


Sincerely,


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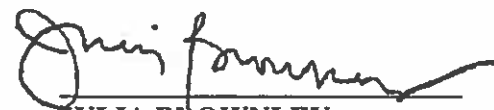

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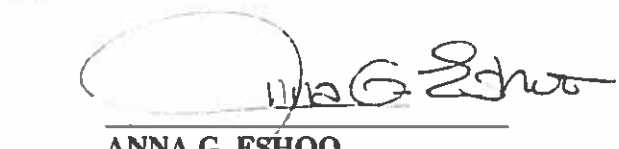

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